

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, FEBRUARY 23, 2011

REVISED

6:00 P.M. PUBLIC HEARING

**LOCATION: LOUDOUN COUNTY PUBLIC SCHOOLS
ADMINISTRATION BUILDING**

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Planners: Judi Birkitt, Sophia Fisher, Evan Harlow, Kate McConnell; Michelle Lohr, Marilee Seigfried, Building and Development; Dan Csizmar, Management and Financial Services; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Keirce had an e-mail exchange on February 22, 2011 with Russ Gestl regarding the Large Retail Establishments ZOAM; on February 22, 2011 had an e-mail exchange with a resident regarding the T-Mobile Sterling application.
2. Mr. Ronis had an e-mail exchange on February 11, 2011 with Packie Crown and John McGranahan regarding the Fox Gate application.
3. Mr. Bayless had an e-mail exchange on February 23, 2011 regarding the T-Mobile Sterling application.
4. Mr. Ruedisueli had e-mail exchanges with John Andrews regarding the Stonewall Secure Business Park application.

B. PUBLIC HEARING ITEMS

1. **ZOAM 2010-0003, Proposed Zoning Ordinance Amendment to Adopt Rural Historic District Guidelines as an Addendum to the Existing Waterford Historic District Guidelines**

Public Comment:

1. Margaret Good, Waterford Foundation

The Planning Commission forwarded ZOAM 2010-0003, Waterford Historic District Rural Guidelines to the Board of Supervisors with a recommendation of approval based on the attached Findings and including the amendment proposed. **(9-0)**.

Guideline 1: New construction, including additions to existing structures, should be sited to minimize significant alteration to the topography such as through excessive grading of the natural land form, and to minimize impacts to the natural landscape, such as the removal of trees, hedgerows, and other vegetation.

2. SPEX 2010-0026, Winnie-The-Pooh Preschool

No Public Comment.

The Planning Commission forwarded SPEX 2010-0026, Winnie-The-Pooh Preschool, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated January 5, 2011, with the amendment to Condition 5 as amended February 23, 2011 and with the Findings in the January 26, 2011 Staff Report. **(9-0).**

3. ZRTD 2010-0002, SPEX 2010-0022, CIT Guilford Drive

No Public Comment.

The Planning Commission forwarded ZRTD 2010-0002, SPEX 2010-0022, CIT Guilford Drive, to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated December 14, 2010 and the Conditions of Approval dated February 23, 2011 and based on the Findings contained in the January 26, 2011 Staff Report. **(8-0-1, Robinson abstained).**

4. SPEX 2008-0030, CMPT 2008-0008, T-Mobile Sterling

Public Comment:

1. Dallas Cecil, Christ Our Savior Church
2. Sheila Reilly, resident, Jefferson Knoll
3. Karen Katnich, resident, Sterling
4. Matt Lepnew, Trustee of nearby property
5. Steve Magnus, resident, Sterling
6. Jaberta Corson, resident, Jefferson Knoll
7. Gary Cox, resident, Jefferson Knoll
8. Carl Wooten, resident, Jefferson Knoll
9. Jerry Engle, resident, Jefferson Knoll

The Planning Commission forwarded SPEX 2008-0030, CMPT 2008-0008, T-Mobile Sterling to a Planning Commission worksession for further discussion **(9-0).**

5. SPEX 2010-0009, Total Cleaners, Inc.

No Public Comment.

The Planning Commission forwarded SPEX 2010-0009, Total Cleaners, Inc. to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated December 27, 2010 and based on the Findings for Approval contained in the January 26, 2011 Staff Report with the additional condition as discussed tonight, February 23, 2011, requiring vehicles to be parked behind the building in designated spaces. **(9-0).**

6. SPEX 2010-0017, Loudoun Transit

Public Comment:

1. Sandra Kane, resident, Kincaid Forest

The Planning Commission forwarded SPEX 2010-0017, Loudoun Transit, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated January 5, 2011 and with the Findings contained in the January 26, 2011 Staff Report. **(9-0).**

7. ZOAM 2010-0004, Amendments to Articles II, IV, V, and VIII of the Loudoun County Zoning Ordinance for the Purpose of Requiring a Special Exception Permit for Large Retail Establishments

Public Comment:

1. Bob Moses, resident, Ashburn
2. Thomas Kleine, Attorney, Virginia Beach, VA
3. Russ Gestl, Buchanan Partners, LLC/Arcola Center Representative
4. Jeff Nein, Cooley, LLP
5. Tony Perez, United Food & Commercial Workers Local 400

The Planning Commission forwarded ZOAM 2010-0004, Amendments to Articles II, IV, V, and VIII of the Loudoun County Zoning Ordinance for the Purpose of Requiring a Special Exception Permit for Large Retail Establishments to a Planning Commission worksession for further discussion. **(7-2, Bayless, Keirce opposed).**

8. SPEX 2009-0016, CMPT 2009-0005, Steptoe Hill Tree Monopole

Public Comment:

1. Richard Dawson, resident, Middleburg, VA
2. Henry Plaster, Chairman, Snickersville Turnpike Association

The Planning Commission approved CMPT 2009-0005, Steptoe Hill Tree Monopole, based on the Findings contained in the January 26, 2011 Staff Report, and forwarded it to the Board of Supervisors for ratification, AND, the Planning Commission forwarded SPEX 2009-0016, Steptoe Hill Tree Monopole, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated January 5, 2011 and with the findings contained in the January 26, 2011 Staff Report. **(9-0).**

9. SPEX 2010-0016, Loudoun County Public Schools (ES-16) Moorefield Station Elementary

Public Comment:

1. Robert Gutcho, resident, Ashburn
2. Randy Sutliff, Claude Moore Charitable Foundation

The Planning Commission forwarded SPEX 2010-0016, Loudoun County Public Schools (ES-16) Moorefield Station Elementary to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated February 1, 2011 and with the Findings contained in the February 23, 2011 Staff Report. **(9-0)**.

10. Proposed Capital Needs Assessment, FY 2017 – FY 2016

No Public Comment.

The Planning Commission forwarded Proposed Capital Needs Assessment, FY 2017 – FY 2016 to a Planning Commission worksession for further discussion. **(9-0)**.

(The Planning Commission suspended the rules to continue the public hearing beyond 11:30 PM. 8-1, Austin opposed).